
S-3816
JASON SUMMERFIELD MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
April 27, 2006

S-3816
JASON SUMMERFIELD MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
April 27, 2006

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners, Jason & Amber Summerfield, and owner Patrick D. Finrock, represented by Paul Coutts of C & S Engineering, are seeking primary approval for a 4-lot subdivision on 17.91 acres, located on the east side of CR 975 E, opposite White Street (Clarks Hill) in Lauramie 23 (E½) 21-3.

AREA ZONING PATTERNS:

The site in question is zoned AA, Select Agricultural, as is all surrounding property except to the southwest where lots within the Town of Clarks Hill are zoned R1U. Petitioners' property has two parent tracts: an 8.5 acre and an 8.35 acre tract. This subdivision incorporates both entire parent tracts, so two division rights are being used from each parent property.

AREA LAND USE PATTERNS:

There are currently two houses on the site. The northern property line is an abandoned railroad right-of-way. A single house exists on both sides of the subdivision's CR 975 frontage, as well as to the west across the street in the Town of Clarks Hill.

Three of the four lots being created meet the definition of "flag lot". The fourth lot has the most frontage along the county road, but because it does not have the necessary 100' of frontage at the right-of-way line, the front minimum building setback has been shown at 62.75' instead of the usual 40' for secondary arterials so it can comply with the 100' lot width requirement.

TRAFFIC AND TRANSPORTATION:

CR 975 E is a two-lane paved road classified as a rural secondary arterial by the County Thoroughfare Plan. The sketch plan shows a 30' wide right-of-way, but secondary arterials are required to have a 40' half-width right-of-way. This will be a condition of final plat approval.

A "no vehicular access" statement has been shown along the frontage, except for the locations of the two existing driveways. The southernmost drive will provide access to Lots 2, 3 and 4; the northern drive serves the existing house on Lot 1.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to a letter from the County Health Department, "Lot one and three contain existing dwellings, using on-site sewage disposal systems permitted by the Health Department. Lots two and four are undeveloped and are suitable for the consideration of shallow trench subsurface absorption systems, using perimeter drains and have adequate elevations to daylight drains without easement."

The County Surveyor is now requiring all minor subdivisions receive either Drainage Board approval or the approval of the County Surveyor on a case-by-case basis.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; no buffering is required. Lot widths and areas are sufficient.

STAFF COMMENTS:

Several legal drains and tiles cross petitioners' property. Two approximate locations of existing legal drain tiles are shown, as well as two 150' wide legal drain easements. This limits where future houses and accessory structures can be built on site.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. A 40' wide right-of-way to be dedicated instead of the 30' shown on the sketch plan.
2. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along the CR 975 E right-of-way line.
3. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
4. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
5. All required building setbacks shall be platted.
6. The Clarks Hill corporation line shall be labeled.
7. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2005-04-CM.
8. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

9. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

1100 S

28

CR 975 E

23

AA

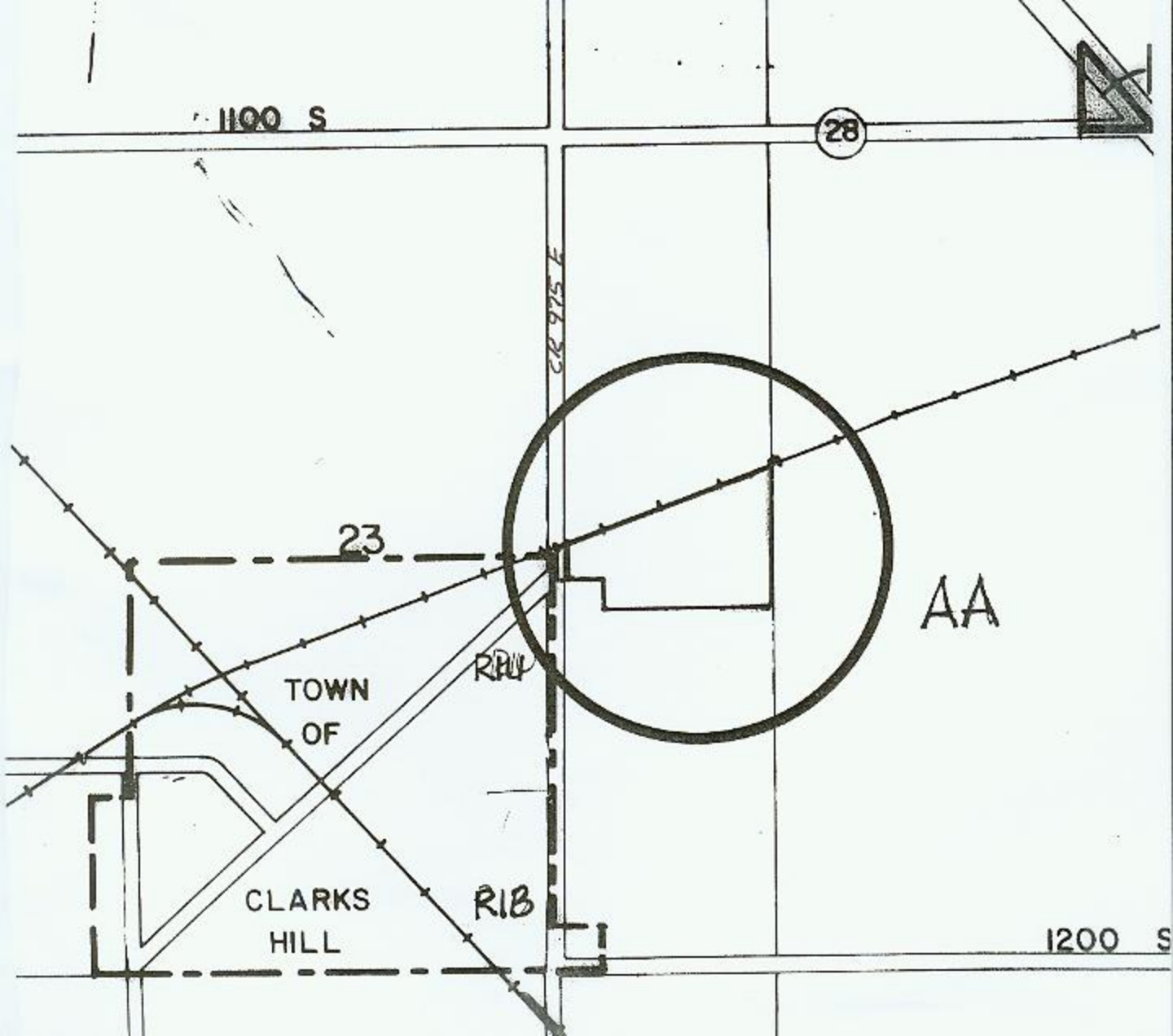
TOWN
OF

RIB

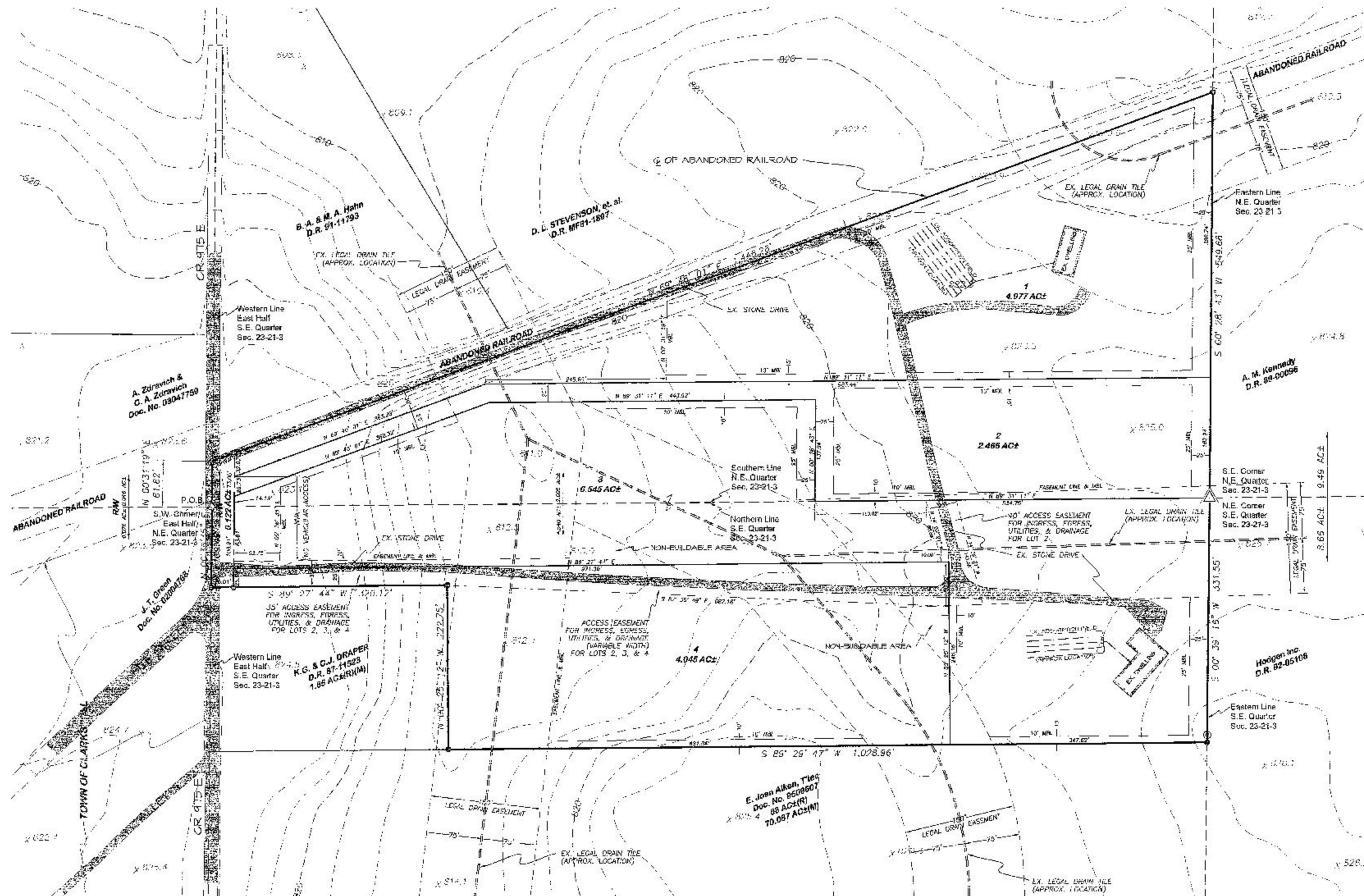
CLARKS
HILL

RIB

1200 S



Jason Summerfield Minor Subdivision



Beginning at the southwest corner of the said East Half of the Northwest Quarter of Section 7-6; thence North 0° 39' 31" East along the western line of the said East Half for 81.82 feet to the centerline of the said abandoned railroad; thence North 49° 48' 01" East along the said centerline for 1,449.26 feet to the eastern line of the said Northeast Quarter; thence South 30° 30' West along the said eastern line for 1,200 feet to the southeast corner of the said Northeast Quarter; thence South 53° 15' West along the northern line of the said Southwest Quarter for 331.35 feet to the southwestern corner of the area 64 ft. x 40 ft. Easement of the said East Half of the Southeast Quarter; thence South 89° 25' 47" East along the southern line of the said East Half for 1,125.12 feet to the northeast corner of the said East Half; thence as follows:

(1) Beginning at the northwestern corner of the said East Half, thence North 68° 15' 00" East for 1,125.12 feet to the Office of the Recorder for Pipestone County, Indiana;

(2) thence North 10° 23' 12" East along the eastern line of the said 1,665 acre tract for 222.75 feet to the north-eastern corner thereof;

(3) thence South 89° 27' 14" West along the northern line of the said 1,665 acre tract for 520.12 feet to the western line of the said east half section;

(4) thence South 89° 27' 14" West along the south-western line of the said east half section for 109.45 feet to the point of beginning, containing 18.85 acres, more or less."

REVISONS			2		DESIGNED BY	ABD	SCALE	1"=80'	Sheet Number	1
NO.	DATE	BY	3		CHECKED	PJC	DATE	4/3/06	EXAMINER'S NO.	
1	4/25/06	ABD	4		FIELD BOOK	989	CODE	989Cogo1.Crd	A-989.1(5-87)	

1719 Monon Avenue, Lafayette, IN 47904 Ph: (765) 429-4391 Fax: (765) 429-4394